

PlanningBrief

Opportunity Board

15 Jul 2026

Selected records

PlanningBrief Intelligence Packet / public-source decision sheet

Selected lead board

Generated from selected public PlanningBrief leads. Use it as a working board for source checks, shortlist decisions and follow-up routing.

Board route

1. Scan the signal

2. Open the source

3. Shortlist, alert or brief

Scope Selected public records Source PlanningBrief lead IDs Selection 1 records resolved Preview basis Same selected lead IDs as board preview	Selected leads 1 resolved records	Included 1 shown on board	Packet cap 50 maximum records	Selection Manual lead IDs or shortlist
--	--	--	--	---

Source rule

Value bands are indicative planning-intelligence signals, not contract values. PlanningBrief is not affiliated with any government body.

Use the board to choose what to verify, save or route into follow-up. Open the official source before commercial action.

Packet audit

Requested IDs 1 from browser preview href	Resolved records 1 matched current index	Included 1 rendered in this PDF	Missing / unavailable 0 requested but not resolved
Document-verified details 0 of 1 leads structured facts from planning documents	Official files linked 1 council file in record	Needs official check 0 no file indexed	Value basis indexed 0 value band indexed
No value basis indexed 1 not disclosed or indexed			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 50	~1 dwelling, 9, Sybil Hill Avenue, Clontarf East, Dublin 5, D05 PX94 - Planning Application WEB2521/26 / 9, Sybil H...	New Application / 2026-06-18 / No estimate	Application record. Track decision timing and competing nearby work.	Official yes; PB yes; value check; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

~1 dwelling, 9, Sybil Hill Avenue, Clontarf East, Dublin 5, D05 PX94 - Planning Application WEB2521/26

9, Sybil Hill Avenue, Clontarf East, Dublin 5, D05 PX94, Dublin / Dublin City Council / New Application / 2026-06-18

The development will consist of the demolition of a single-storey garage and the construction of a two-storey extension on the northern side of the existing residence, together with the construction of a two-storey extension to the rear of the dwelling, including internal modifications, connectio...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB2521/26

Value

No estimate

Units / floor

1 unit / floor unknown (units estimated)

Promoter

Shane Lunney and Emma Gorry

Next move

Application record. Track decision timing and competing nearby work.

[] Source opened

[] Team / owner checked

[] Save, alert or assign